

# \$635,000 - 134 Sandpiper Bend, Chestermere

MLS® #A2227277

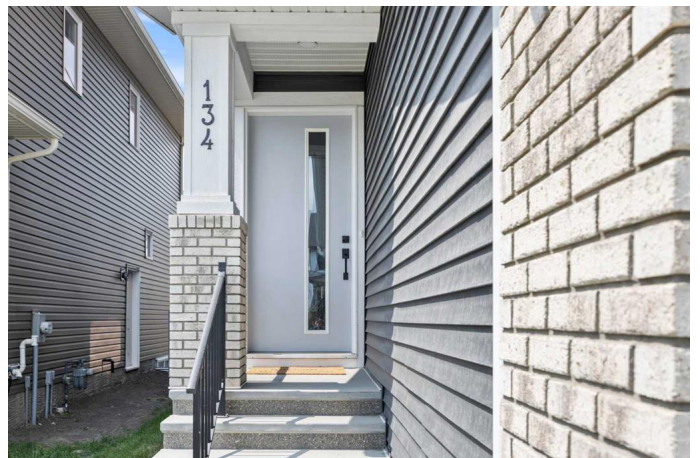
**\$635,000**

3 Bedroom, 3.00 Bathroom, 1,803 sqft

Residential on 0.07 Acres

Kinniburgh, Chestermere, Alberta

Welcome to this beautifully crafted duplex in the sought-after community of Kinniburgh – a home that combines thoughtful design with modern sophistication and functionality. With an upgraded party wall that enhances soundproofing and privacy, this home offers the feel of a detached property with the convenience of a duplex layout. From the moment you arrive, you'll notice quality finishes and carefully chosen upgrades, including oversized doors (8'™) on the main floor, elegant spindle railings, and 9'™ ceilings that elevate the entire living space. Step inside to discover a spacious, sunlit main floor with an open-concept layout that connects the kitchen, dining, and living areas in perfect harmony. Large windows bring in natural light, creating a warm and welcoming environment. The kitchen is a dream for any home chef, featuring full-height soft-close cabinetry, quartz countertops, stainless steel appliances, and a central island perfect for meal prep or casual gatherings. The attention to detail continues with sleek finishes and practical touches throughout. Whether you're hosting a dinner party or enjoying a quiet night in, this space adapts effortlessly to your lifestyle. Upstairs, you'll find three generously sized bedrooms, including a serene primary suite complete with a double vanity ensuite and walk-in closet. Two additional bedrooms – one with its own walk-in – offer great flexibility for family, guests, or a home office setup. The separate



side entrance and basement rough-ins for plumbing and electrical open up exciting opportunities for a future suite (pending approval by the municipality) or expanded living space, while energy-efficient features like a tankless hot water system, high-efficiency furnace, HRV, and central air conditioning ensure year-round comfort and peace of mind. Outside, the oversized garage provides ample parking and storage, and the spacious backyard offers room for kids to play or weekend BBQs. Located in a vibrant and family-friendly neighbourhood, this home is just minutes from parks, schools, walking paths, and all the everyday amenities that make life easy. This isn't just a home—it's a smart investment in style, comfort, and future potential. Welcome to your next chapter in Kinniburgh.

Built in 2023

Essential Information

MLS® #	A2227277
Price	\$635,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,803
Acres	0.07
Year Built	2023
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	134 Sandpiper Bend
Subdivision	Kinniburgh

City	Chestermere
County	Chestermere
Province	Alberta
Postal Code	T1X 0P8

### Amenities

Parking Spaces	4
Parking	Double Garage Attached, Driveway, Garage Faces Front, Oversized
# of Garages	2

### Interior

Interior Features	Breakfast Bar, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Pantry, Separate Entrance, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Mantle, Tile
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	BBQ gas line
Lot Description	Back Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame, Wood Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	June 3rd, 2025
Days on Market	6
Zoning	R1

### Listing Details

Listing Office	RE/MAX First
----------------	--------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and

the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.